

Penhale Road  
Carnhell Green  
Camborne  
TR14 0LT

Asking Price £340,000

- THREE DOUBLE BEDROOM DETACHED FAMILY HOME
- LOVELY SEMI RURAL VILLAGE LOCATION
- GARAGE, DRIVEWAY AND OFF ROAD PARKING
- LIGHT FILLED DUAL ASPECT LIVING ROOM
- SPACIOUS KITCHEN/DINING ROOM
  - SEPARATE UTILITY
  - GROUND FLOOR W.C.
- BACKS ON TO OPEN FIELDS
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1277.00 sq ft



#### DESCRIPTION

A very nicely presented and well cared for, spacious three double bedroom link detached house, in a set back location in the heart of the charming Village of Carnhell Green. Benefitting from a pleasant front garden, a rear garden backing onto open fields, attached garage along with three off road parking spaces, this modern home ticks plenty of boxes for anyone searching for a lovely family home in a popular semi-rural village location. Accommodation briefly comprises of dual aspect Living room, Kitchen/Dining room, Utility room, Ground floor W.C, along with three double bedrooms and an impressive and recently installed four piece Family Bathroom to the first floor. Early bookings advised for this excellent family home.

#### ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LIDAR)

#### LOCATION

Carnhell Green is a pleasant semi-rural village, ideally situated approximately equidistant between the towns of Hayle and Camborne. This convenient position offers the best of both worlds — a peaceful village atmosphere with easy access to a wide range of amenities and transport links.

The historic mining town of Camborne provides excellent connectivity, featuring a mainline railway station and direct access to the A30, allowing for straightforward travel throughout Cornwall and beyond. The town also offers a comprehensive range of facilities including supermarkets, independent shops, leisure centres, schools for all ages, doctors' surgeries, and a central bus station.

The nearby coastal town of Hayle offers a similar selection of retail and leisure amenities and is also perfectly placed for access to the A30. Hayle is perhaps best known for its stunning North Coast beaches, with around three miles of golden sand, dunes, and coastal walks — perfect for outdoor enthusiasts and those seeking a true Cornish lifestyle.

#### ENTRANCE

UPVC double glazed obscured door opening into:

#### ENTRANCE PORCH

A useful space with plenty of room for clothes stand and shoe rack. Internal timber door opening into:

#### ENTRANCE HALL

Doors opening into Living room and Kitchen/Dining room. Stairs to first floor. Recessed hall area providing useful storage

#### LIVING ROOM

A superb dual aspect reception room with UPVC double glazed window to

front elevation, and UPVC double glazed French doors leading out to the rear garden. Feature open fireplace. Night Storage heater.

#### KITCHEN/DINING ROOM

Another very spacious dual aspect room with clearly delineated areas for Kitchen and dining space. In the Dining area there's a UPVC double glazed window looking out over the front garden. this space provides plenty of space for Dining table and chairs. The dining area opens up naturally into the Kitchen area. there's a generous range of floor standing and wall mounted cupboard and drawer units with Granite effect work surfaces and upstands over. Stainless steel sink unit with drainer board and mixer tap over. UPVC double glazed window to rear elevation enjoying views over the rear garden over fields beyond. . Integrated 4 ring Halogen hob. Integrated AEG oven and grill. understairs storage area providing space for Fridge/Freezer. LED lights over. Timber glazed door opening into:

#### UTILITY ROOM

Another generous room with space and plumbing for washing machine and tumble dryer. with work surface over. UPVC double glazed window to rear garden. UPVC double glazed obscured door opening into rear garden. Doors opening into Garage and:

#### GROUND FLOOR W.C.

Low level W.C. Wall mounted wash hand basin with tiled splashback,

#### FIRST FLOOR

Stairs lead to a generous landing with doors opening into all three bedrooms and family bathroom. Night storage heater. Loft access.

#### BEDROOM ONE

A superb double bedroom with UPVC double glazed window to front. Built in wardrobe. Night storage heater.

#### BEDROOM TWO

Another excellent double bedroom with UPVC double glazed window to front elevation. Night storage heater.

#### BEDROOM THREE

Double bedroom with UPVC double glazed window to rear elevation. Night storage heater.

#### FAMILY BATHROOM

An excellent modern bathroom suite with Corner bath with mixer tap over. Double sized shower cubicle with plumbed shower unit over with low maintenance wall panelling to sides. Low level W.C. Wall mounted sink unit with cupboard beneath. UPVC double glazed obscured window to rear elevation. Wall mounted heated chrome towel rail. LED lights over. Extractor fan.



### ATTACHED GARAGE

A spacious attached garage with a range of shelving. Up and over door. Power and light.

### OUTSIDE

To the front of the property there are off road parking spaces for three vehicles which lead in turn to the attached single garage. Directly the the front of the property there's a generous Garden area which is part level lawn with a sweeping brick paved pathway leading to the front door. There's access to the side of the property which connects to the rear garden via a wrought iron gate. The rear garden is paved and lawned and abutts local farmland, and as such enjoys a superb outlook across open fields.

### DIRECTIONS

From Millerson's Camborne office on Commercial Street, head west through the town centre on Trelowarren Street. At the roundabout, take the second exit onto Wesley Street (B3303) signposted for Praze-an-Beeble. Continue out of the town, turning right, following the signposts to Barrripper. Barrripper. Travel through Barrripper and follow this road for approximately two miles, and on reaching Carnhell Green, take the first right into a small enclave of properties. 1, the Mowhay will be located on the left hand side.

### MATERIAL INFORMATION

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: Survey Instructed

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: None is installed.

Heating features: Night storage and Open fire

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good





Penhale Road, Carnhell Green, Camborne, TR14 0LT

Parking: Garage, Driveway, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

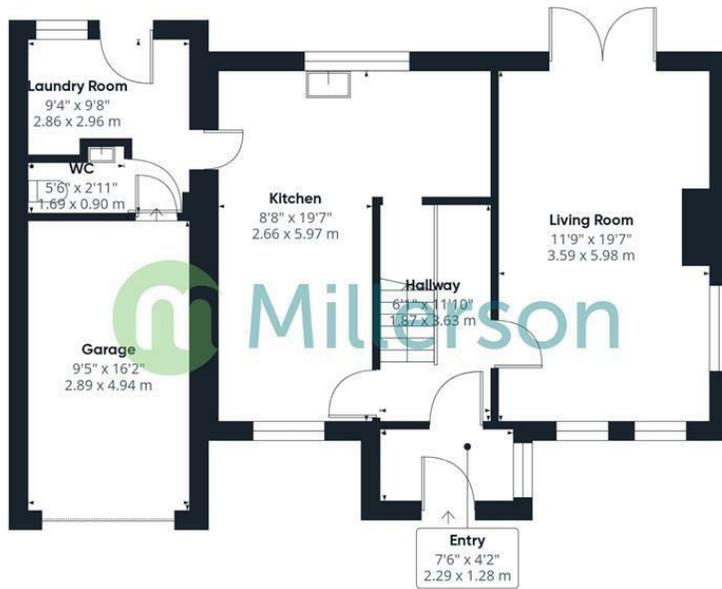
Accessibility and adaptations: Wide doorways and Level access shower

Coal mining area: No

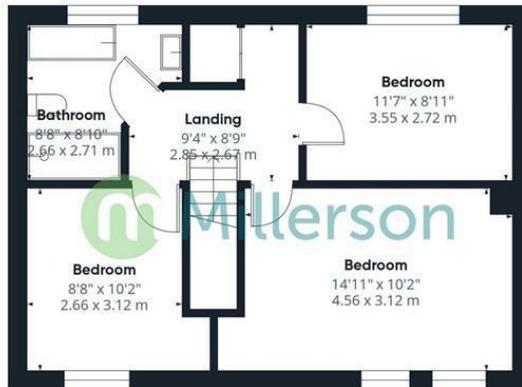
Non-coal mining area: Yes information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1275 ft<sup>2</sup>  
118.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

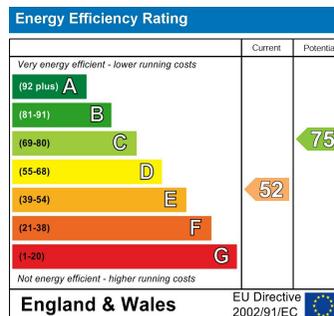
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